



TO: Mayor Shaun Sipma
Members of the City Council

FROM: John R. Zakian, DR Grant Program Manager & Chief Resilience Officer

DATE: August 20, 2018

SUBJECT: **Authorize Final Payment \$213,412.77 for Essential Living LLC for Park South Project**

I. RECOMMENDED ACTION

Approve final payment authorization of \$213,412.77 for Essential Living LLC for Park South Project Completion.

II. DEPARTMENT CONTACT PERSONS

John R. Zakian, DR Program Manager & Chief Resilience Officer, 423-4528

III. DESCRIPTION

A. Background

Essential Living LLC is identified in the HUD approved NDR Action Plan as a city partner for the purpose of creating affordable multi-family housing units outside the flood inundation area with the Park South project specifically identified in the Action Plan to be one of the initial projects. The Park South project was initiated on a timely basis serving as a string example of successful leveraging of NDR funds of \$1.97 million with partner resources including \$2.23 million from the North Dakota Housing Finance Agency as well as equity investment by the developer and state appropriation of Community Development Block Grant entitlement funds for an infrastructure capital project needed for the multi-family development. It is one of the first NDR funded projects to be completed and represents a performance benchmark milestone for the city in meeting its Action Plan commitments.

B. Proposed Project

Completion of the project results in making available fully modern 30 rental units for Low/Moderate income Minot residents to address easing of the unmet need identified in the city's NDR Plan of the flood impact reducing the availability of LMI housing. The developer has secured the required Certificate of Occupancy to meet all obligations resulting in the ability to make final payment.

IV. IMPACT:

A. Strategic Impact:

Successful completion of this project demonstrates to HUD the capacity and capability of the city of Minot as a NDR Grantee to carry out Action Plan identified projects with identified partners and to generate leveraged resources.

B. Service/Delivery Impact:

Completion of this project results in making available to LMI Minot residents 30 modern multi-family rental units.

C. Fiscal Impact:

Funds have been budgeted within the NDR approved allocation for multi-family housing.

V. ALTERNATIVES
N/A

VI. TIME CONSTRAINTS
NA

VII. LIST OF ATTACHMENTS